Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Groton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**8**	+ 33.3%	91	**105**	+ 15.4%
Closed Sales	4	**7**	+ 75.0%	87	**106**	+ 21.8%
Median Sales Price*	$998,000	**$850,500**	- 14.8%	$850,000	**$851,500**	+ 0.2%
Inventory of Homes for Sale	30	**19**	- 36.7%	--	--	--
Months Supply of Inventory	3.6	**1.8**	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	112	**68**	- 39.3%	39	**48**	+ 23.1%
Percent of Original List Price Received*	96.9%	**94.7%**	- 2.3%	100.7%	**99.0%**	- 1.7%
New Listings	11	**9**	- 18.2%	121	**120**	- 0.8%

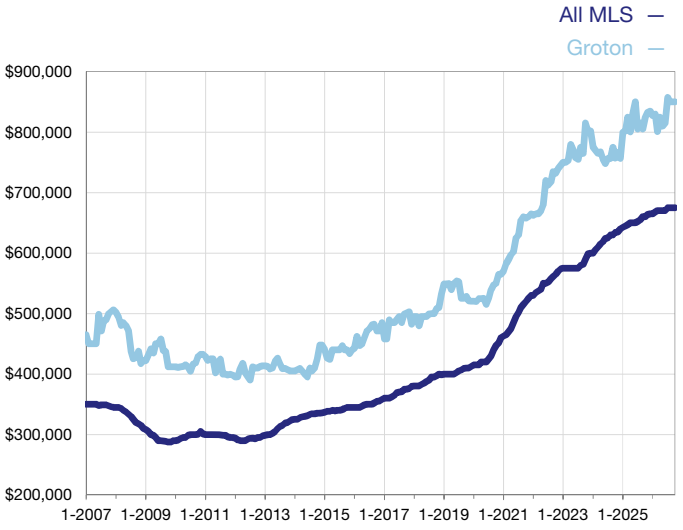
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

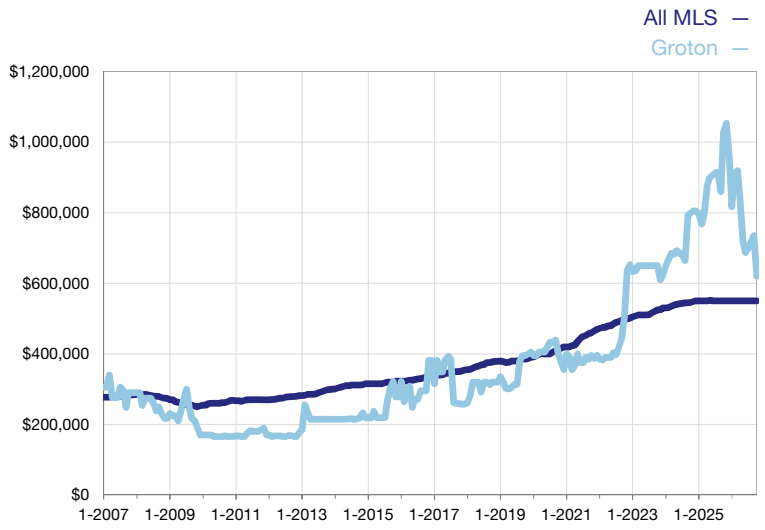
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	15	**10**	- 33.3%
Closed Sales	3	**2**	- 33.3%	22	**13**	- 40.9%
Median Sales Price*	$1,064,213	**$320,000**	- 69.9%	$1,029,167	**$467,000**	- 54.6%
Inventory of Homes for Sale	4	**8**	+ 100.0%	--	--	--
Months Supply of Inventory	2.0	**5.5**	+ 175.0%	--	--	--
Cumulative Days on Market Until Sale	112	**62**	- 44.6%	86	**74**	- 14.0%
Percent of Original List Price Received*	111.5%	**82.1%**	- 26.4%	108.1%	**98.2%**	- 9.2%
New Listings	4	**2**	- 50.0%	15	**18**	+ 20.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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